

# Town of Galena, Maryland



## Comprehensive Plan 2008



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Article 66B of the Annotated Code of Maryland requires that several elements be contained in any community plan. These elements and their location in this Plan are as follows:	
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# **THE GALENA COMPREHENSIVE PLAN**

## **2008**

### **INTRODUCTION**

Galena's first Comprehensive Plan was adopted in 1975 and updated in 1980, 1990, and 1996. This 2008 Plan update was prompted by community concern over effective maintenance of the town's unique character and the requirement of the Maryland Economic Growth Resource and Planning Act of 1992 to review its plan and ordinance on a regular basis.

This Comprehensive Plan addresses several challenges of growth and change in Galena:

- The need to guide development in those areas of Galena that may undergo physical or functional transition.
- The need to keep the Town's resources and services abreast of the projected demands for resources and services.
- The need to condition and channel all change in ways that ensure the continued residential ambiance, attractiveness, favorable business climate and overall health and well being of the Town.
- The need to address the eight Visions of Section 1.01 of Article 66B.

The process used to develop the Plan centered on the creation of a "vision" for Galena. Conceived by its residents, the vision is a description of the town as it should exist some 10 to 20 years in the future. The vision does not focus on what is wrong, it focuses on what is possible, and describes Galena as though these possibilities have already been achieved. It is built upon those aspects of Galena that make it a desirable place to live and work - its small town character and neighborliness, the quality of its residential areas, the level of its community services, and the nature of its business community.

The vision of a future Galena was developed with the guidance of a Comprehensive Plan Review Committee and used to organize discussion and develop ideas. The ideas and concerns about how to achieve the vision are the heart of the Comprehensive Plan and are the basis of the recommended actions necessary to create the Galena of the future.

## A VISION OF GALENA

The basic goal of the 2008 Galena Comprehensive Plan is “To preserve the overall integrity and livability of Galena.” As explanation, the Plan states that the residents of Galena wish to maintain their community in its wholeness and in its individuality -- the people, the trees, the farms, the pace of life, the types of homes, the businesses, and the pride. This will be accomplished by observing several fundamental policies when making decisions about the future of the community. They are:

1. The rural character, vegetation, and overall visual quality of the town is to be protected.
2. The predominant residential character of the town along with its housing styles, walking scale and history of home ownership is to be acknowledged and improved.
3. The stability and independence of Galena as a community and the neighborliness and pride of its residents are values to be encouraged and maintained.

These three points are the most important elements of this Plan. They spell out the basis for judging future development and change by defining the present values of the community. These values exist and in many ways make Galena what it is today and what it can be in the future. They form the integrity and livability of the Town.

These fundamental goals still apply in this Plan but they have been updated, expanded, and shaped into a vision of the future.

*In 2008, Galena strives to remain a comfortable, small town with an active civic life. A place of natural beauty and a place of pride and care. A community of stability for its residents and visitors and a community of opportunity for its businesses. Maintaining balance among these various groups or parties or factions while also meeting the continuing challenges of traffic, parking, municipal service levels, business stability, community appearance, and governance is the ultimate goal. Galena achieves balance and overcomes conflicts by giving constant attention to the long term foundations of the community – its neighborliness, its care for its residential and commercial neighborhoods, its responsible provision of public and private services, and its vision of the future.*

**Galena’s careful use and preservation of its small town character is at the heart of its social and economic vitality.**

*The highest priority in Galena is the care and protection of its greatest attribute – the small town character of the town itself. Galena is a community of diversity; the town is a vital, year - round working community with a mixture of ages, income levels, architectural styles, commercial activities, and physical environments. Galena values its humane town scale and the sense of face-*

*to-face intimacy that is characteristic of its quality of life. This intangible quality is enhanced by certain tangible aspects of town layout such as easy walking distances, porches, sidewalks, safe streets, key focal points of activity, an identifiable town center, and community activities.*

**Galena's residential areas are reminiscent of a "slower" era and reflect a small towns neighborliness.**

*Galena is a retreat of green places and pleasant memories. It is a community that takes special pride in the appearance of its streets and buildings, in the quality and the preservation of its natural environment, its history, and in the retention of its places of special beauty and interest. It gives continuous attention to the physical connections between resident and visitor. Its neighborhoods are orderly, walkable, and diverse in architecture, dwelling type, spacing, and size.*

**Galena is a year-round, full-service community with residences and local businesses forming its economic base.**

*Galena is a single locality that fully encompasses and serves its residents and their changing needs with the facilities that support and enhance community life. It has identified the community-serving elements that are critical to maintain living quality such as open spaces, libraries, and places of worship and strives to provide them. It is not only the key supplier of essential needs and services to its own residents and visitors but also to the residents of surrounding areas. This regional function helps maintain services that the community cannot supply on its own.*

**Galena's downtown is a balanced mix of local-serving and regional businesses with a distinctive, pedestrian character.**

*The downtown of Galena is readily identifiable in extent, non-uniform in its mix of businesses, and controlled in architecture and signage. The scale of its buildings is linked to its surroundings and the pedestrian. It is oriented to walkers rather than automobiles and contains a mix of private and public uses, local and regional operations, and is dominated by locally-owned, small businesses. All of the business operators share a responsibility for year-round care and appearance of their establishments as a way of maintaining the overall viability of the downtown area.*

These local visions are the foundation of Galena's Plan but there is another vision within which Galena must operate as a "citizen" of Maryland. The State has developed a growth management program to encourage economic growth, limit sprawl development, and protect its natural resources. The Maryland Economic Growth, Resource Protection, and Planning Act took effect on October 1, 1992, and is meant to reshape how citizens, developers, the State, counties and towns think about planning, growth and resource protection.

Most local jurisdictions in the State establish priority areas for growth and corresponding areas for resource protection. The Act encourages building on that base with consistent development

regulations and targeted infrastructure investment by the State. A premise of the Act is that the comprehensive plans prepared by counties and towns are the best place for local governments to establish priorities for growth and resource conservation, and that once those priorities are established it is the State's responsibility to back them up.

The Act is based on the widely accepted "visions" prepared following the 1987 Chesapeake Bay Agreement. The following visions in the Act are to be implemented by county and municipal plans:

1. Development is concentrated in suitable areas.
2. Sensitive areas are protected.
3. In rural areas, growth is directed to existing population centers and resource areas are protected.
4. Stewardship of the Chesapeake Bay and the land is a universal ethic.
5. Conservation of resources, including a reduction in resource consumption, is practiced.
6. To assure the achievement of 1 through 5 above, economic growth is encouraged; and regulatory mechanisms are streamlined.
7. Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur.
8. Funding mechanisms are addressed to achieve these visions.

The Planning Act requires that county and municipal Plans be implemented by laws, ordinances and regulations that are consistent with the Plan and the eight visions contained in the Act. It also requires that funding decisions for public sector projects - - both local and State - be consistent with the Plan and the visions. The fundamental concept of "consistency" under the Act is that land use regulations and land use decisions should agree with and implement what the Plan recommends and advocates. A zoning regulation or decision may show clear support for the Plan. It may also be neutral - but it should never undermine the Plan.

Making the visions part of Maryland's planning and zoning enabling legislation gives local jurisdictions a succinct statement of Maryland's priorities for their plans. However, the visions are intended as the beginning of the planning process, not the end. Galena will start with the visions and interpret them to establish its own priorities and concerns.

## **CURRENT CONDITIONS**

Galena is a small, rural community covering approximately 235 acres with a 2000 population of approximately 428 residents living in 202 households. The 2008 estimate is 560 residents and 221 dwelling units. The town's history can be traced back over 200 years, at least to 1763, when the settlement was called "Downes Tavern" and was a stop on the route between Rock Hall and Philadelphia. According to the *History of Kent County, Maryland*, "It once went by the name of Pennington's Hotel, Down's Cross Roads, and somewhere along the line it took the name of

Galena, a word describing the horn silver mine that was found close by. The mine has been lost, but over the years the town grew as a farm service community with many stores at the convenient junction of two major roads. The town is built on deep, well-drained soil that provides excellent conditions for the profusion of trees, shrubbery, and flowers that give the community its unique and unified appearance.

### **The Residential Community**

According to the 2000 Census Galena had 428 residents, 202 households, 190 occupied housing units and 12 vacant units. 2008 estimates are 560 residents and 222 dwelling units. The recent increase is attributable to new construction in Dogwood Village (96 single-family units), Church Meadows (8 Units), and Briscoe Manor (31 apartments for elderly). Galena has increased its population by over 116% since 1950. The absolute numbers are small but the relative impact is significant.

	1950	1960	1970	1980	1990	2000	2008	% Change
Galena	259	299	361	374	324	428	560	116%
1 <sup>st</sup> District	2,242	2,567	2,707	2,889	3,033	3,173	N/A	42%
Kent Co.	13,677	15,481	16,146	16,695	17,842	19,107	19,983	46%

Of the 190 households in Galena in 2000, 63 were made up of people living alone (of these, 45 were over age 65) fully two-thirds of the households are family units supporting the claim that Galena is reminiscent of a different era.

The age breakdown of the 2000 population is as follows:

Age	Galena	Kent Co.	Maryland
Under 17	24%	22%	24%
18-29	6%	14%	19%
30-64	48%	48%	46%
65 and Over	22%	19%	11%

There is a marked difference in age distribution in Galena when compared to the County and State in the 18 to 29 age range. The low numbers tend to confirm that there is a lack of jobs and cultural attractions for younger people in the Galena area. On the other hand, for the older, more settled age groups, Galena has an attraction that has produced a remarkably even distribution of population. Approximately 50% of the current households moved into their homes



from 1980 thru 2004.

Median household income in 2000 was \$47,813; median family income in the same year was \$53,068. Per Capita Income in 1999 was \$18,858. Only two residents had income below the poverty level in 2000. Of Galena's 202 housing units (in 2000), 131 were owner-occupied, 59 were renter-occupied, and 12 were vacant. 135 units were single-family detached and only five were attached units. Sixty-seven units were built before 1930 and 111 units were built before 1970. The homes are large with over 80% having three or more bedrooms. There are no homes in Galena that lack complete plumbing or kitchen facilities, a key indicator of dilapidated housing used by the Census. The most recent survey of housing conditions found very few units that could be classified as deteriorated or dilapidated. The condition of housing points to the considerable pride that Galena residents take in the appearance of their community.

Approximately 71% (168 acres) of Galena is zoned residential use. Of this total...

- 6.3 ac. is developed in multi-family residential
- 62.2 ac. is developed in small lot single-residential
- 28.1 ac. is in Dogwood Village.
- 27.2 ac. is in developed but dividable lots.
- 44.0 ac. is in vacant land used for agriculture.

## **Business**

There are 231 residents employed. Of the 231 employed, 187 drive to work alone, 27 car-pool, 15 work at home and the 160 employed residents commuted less than 30 minutes to work. Nearly 20% of the labor force walked to work or worked at home and one walks. 169 work for private industry, 42 are government employees, and 20 are self-employed. Occupations were distributed as follows:

Managerial and Professional	81
Technical, Sales, & Administrative	66
Service	36
Production, Transportation & Materials Moving	21
Construction, Extraction and Maintenance	27

The lack of concentration in any occupational category supports the community's image as independent and self-reliant.

There are currently 52 establishments in Galena providing full or part-time employment. Local businesses are service-oriented and rely not only on the traditional town and farm market but increasingly upon out-of-town travelers and tourists. There are no industrial firms in or near Galena

but large marinas in nearby Georgetown and Fredericktown generate additional seasonal employment.

Local job providers include:

Restaurants	4	Post Office	1
*Grocery	1	Library	1
Contractors	3	Hair Salon	2
Antique Shops	9	Liquors	1
Auto Repair	1	Exercise Outlet	1
Seafood Sales	1	Accountant	1
Furniture/Gifts	3	Woodworking	1
Banks	2	Day Care	2
Funeral Homes	1	Middle School	1
Bed & Breakfast	1	Church	2
Insurance	1	Telephone Co.	1
Mini-Mart/Gas	1	Municipal Building	1
Catering	1	Animal Clinic	1
Farmers Market	1	Medical Clinic	1
Pharmacy	1	Florist	1
Retirement Home	1	Fuel Distributor	1
Canvas/Awning Shop	1		

\*Also rents Video Tapes

A survey prepared for the 1996 Plan found "...a direct correlation between a healthy business community and a healthy town." Without the country, small town atmosphere of Galena, the consumer would not be attracted to our businesses. Likewise, without the business products and services offered, many residents would not be here, for life would not contain the conveniences they have grown to enjoy. A similar survey was taken in 2006. Comments from that survey support the above statement.

Both surveys found the defined downtown shopping area as a strong plus. You can park once and do your banking, get your groceries, pay your water bill, and never move your car. Both shoppers and businesses benefit from the concentration of activity in the downtown.

Individually, Galena's main street businesses present strong and attractive faces to the street and are generally in good condition. The attitude of the business people is also strong with most optimistic about the future and many planning for growth.

### **Infrastructure**

Town government is housed in a newly renovated building in the center of Galena. The offices were originally a telephone equipment building that the Town purchased in the sixties and expanded in the eighties, nineties, and again in the year 2004.

Galena has operated a public sewer system since 1964. All existing developments are served by a primary treatment lagoon with a permitted capacity of 60,000 gallons per day (gpd). The chlorinated effluent is discharged into Dwyer Creek.

The town budget for water and sewer since 1996 has increased approximately 10% annually, from \$87,000 to \$284,545. Water and sewer costs and revenues are the largest Town budget item and are maintained as a separate cost/revenue center (enterprise fund), that must pay its own way without impact on other budget items. The cash flow is approximately \$284,545 for 2008. 2008 contingency funds are \$261,230.55. Currently there are no major projects in process. However, a study is being conducted to upgrade the Wastewater Treatment Plant to meet more stringent requirements and to increase the permitted discharge from 60,000 gpd to 80,000 gpd which is the design limit. The estimated cost of this is unknown at present.

Open Space for recreation in Galena is provided in the Galena Community Park located in Dogwood Village adjacent to Dogwood Plaza. Other facilities are located at Toal Field (a Kent County Parks and Recreation Facility) located approximately one-quarter mile from the northern town limits. In addition, the town is in the process of developing "Gateway Park" located at 220A West Cross Street. This will consist of boardwalks and a walkway connecting Dogwood Village to Route 213 and the Town Post Office. It will also have park benches and historical markers of the surrounding area. There are also playing fields located at the Galena Middle School which can be utilized for special events.

Public water is supplied from two deep wells with a capacity of 525 gallons per minute. The Town is permitted to withdraw 90-120,000 gallons per day. The only treatment after withdrawal is chlorination. There are 300 hookups to the water system and average daily usage is 40,000-60,000 gallons per day. Water is stored in two towers of 100,000 and 60,000 gallon elevated tanks.

Fire protection for the town and outlying areas is provided by a volunteer fire company established

in 1942. It is operated by 62 active volunteers and 50 associates. Twenty are trained in emergency medical treatment. The equipment inventory includes six trucks, one flat-bottom non-motorized boat, one ambulance, and one EMS vehicle. The fire station is located outside the town boundaries and, besides housing fire equipment, doubles as a community hall. The Town donates annually to the fire company. The overall fire protection operation has received the highest insurance rating available.

Police protection is provided by the State Police and the Kent County Sheriff's Department. The State Police have ten troopers assigned to Kent County and the County maintains a force of 19 Deputies and the Sheriff. The County assigns three shifts and on rare occasions a split shift with one officer per shift to the northern part of the County. According to the State Police, Galena is not a high activity area based on the number of calls received.

The Town contracts to provide for the weekly collection of residential waste. Recycling is provided by Kent County at no cost. Collections are made weekly.

The Galena Middle School has a 2008 enrollment of 260 in grades 5 through 8. School facilities include a library/media center, a cafeteria, and play fields. These spaces are made available for use by the community. The Kent County school systems enrollment is increasing at an annual rate of between 25 to 50 students, and the Board of Education has indicated that Galena Middle School may have to add a fourth grade in the next few years.

The health needs of the Town are currently met by a physician located in Dogwood Plaza and other facilities and physicians outside Galena as alluded to below. The County provides public health facilities in Chestertown as part of the County Health Program, and some services are available for children through the schools. The County Health Department is located approximately sixteen miles from Galena. Hospital facilities are provided at the Chester River Hospital Center in Chestertown (13 miles), Union Hospital in Elkton (22 miles), and several facilities in Wilmington, Delaware (40 miles). The remaining needs are met by private physicians in Chestertown and Cecilton, Maryland and Middletown and Wilmington, Delaware.

Organizations supporting community life in Galena include the Fire Department, the Lions Club, the Busy Bees, the Homemakers, and the Greater Galena Business Council. A new library is now housed in the town's retail center.

### **Sensitive Areas**

There are no sensitive areas in the form of streams and their buffers, 100-year flood-plains, wetlands, steep slopes, or threatened and endangered species wildlife habitats within the town boundaries.

### **Transportation**

The existing road network is relatively simple. State-maintained Route 213, 290, and 313 form the

basic network through the town providing highway routes for vehicular traffic into and through Galena to the north, south, east, and west. 2008 average daily vehicle usage on MD 213 between Galena and Georgetown is 5,780. Average daily traffic on MD 313 is 3,992 on MD 290, 1,842, and MD 213 west of MD 290 is 5,110. Local residential traffic is handled by Town-maintained streets which form grids off MD 213 and 290 in the northeast quadrant.

According to the Maryland Department of Transportation, MD 213 from the Cecil County Line to MD 290 and MD 313 south to US 301 are functionally classified as Rural Minor Arterials and are part of the State Primary Highway System. US 213 west of MD 313 is also a Rural Minor Arterial. MD 290 is a Minor Collector. Both MD 213 and MD 290 are in the State Secondary Highway System. These heavily traveled highways provide access through Kent County to Route 301, a main artery running from Delaware to Virginia. State Highway 213 has been designated as part of the Scenic Byway System.

No new road construction in Galena or its vicinity is planned by the County or the State for the next ten years. The State Highway Administration evaluates its maintenance needs annually, but provides no separate budgeting for specific communities.

The Maryland State Highway Administration is currently constructing a new truck weigh station on the west side of the 301 corridor approximately 2 miles inside the Maryland state line on the southbound lane. The State of Delaware is planning to dualize 301 northward to Delaware State Route 1 and convert it to a toll road at the Delaware State Line. This plan is causing some great concern in Galena and the surrounding communities. A committee of elected officials and concerned citizens has been formed and they are meeting with government officials to discuss these ongoing operations.

## **FORECAST AND ASSUMPTIONS**

Plans are based upon research, forecasts, and assumptions. The Town believes that the assumptions which underlie the Comprehensive Plan should be clearly stated as part of the document. Each resident may then interpret and evaluate the Plan in the light of the stated assumptions. In the future, when new and unexpected developments occur, the Plan can be more readily revised when it is understood why certain proposals were made and how they could be changed in respect to new data or new conditions.

### **Population**

Since 1950, Galena has added approximately two households per year (5.4 persons). The addition of Briscoe Manor and Dogwood Village in the 1990's prompted the largest population surge in Galena's history -- 236 persons. Growth in Kent County is accelerating and the County's Comprehensive Plan calls for focusing growth in and around towns with water and sewer service.

Galena is in the path of some of that growth. The Town's fundamental attractiveness and proximity to the recreational boating center of Georgetown, an available residential subdivision, and continued in-migration to Maryland from Delaware along the Route 301 corridor all make increasing population growth appear likely.

The most recent population projection by the Department of State Planning for Kent County calls for the addition of 2,917 persons for a total of 22,900 by the year 2025. Over the years, Galena's historical share of the County's population has ranged from 1.8% to 2.8%. Using the current percentage of 2.8% yields a Galena population of 641 in 2025. Using the historical growth rate of 5.4 persons per year, the year 2025 would see 102 people added to the town's population for a total of 662.

### **Job and Business Growth**

Future population growth alone will not support any significant expansion of the commercial business based in Galena. Support for expansion must be based on the town's ability to attract travelers and "day trippers" from outside. Traffic on US Routes 301 and MD 213, boaters on the Sassafras River, and local antique dealers are the basic generators of commercial opportunity at present. Recent business openings bear this out.

Key to attracting these businesses to the town and key to the businesses attracting customers is maintaining the basic character of Galena as a place offering a simpler lifestyle, a strong community spirit, and a significant regard for its natural and built environment. The shared feeling is that the town can accommodate additional commercial uses if they are "soft and clean", in scale with existing uses, visually compatible, close to the downtown core, and capable of handling parking. "Soft and Clean" businesses is an important phrase. A working definition is "Those businesses that add to the conveniences of the town, respecting its quiet atmosphere, hours of business, and small town, country appearance." Industrial uses will not be within the town. Galena desires to remain a rural community of homes and small businesses, and few industries are compatible with this notion. There has been little demand for industrial space in the past, and there is no expectation of any in the future. In addition, the water and sewer facilities are inadequate to provide for all but extremely small-scale industrial operations.

### **Traffic**

The volume of through traffic poses the single greatest threat to the quality of life in Galena. Heavy truck, vacation, and weekend traffic has brought noise and safety problems to the forefront of community concerns. The highways are no longer part of a residential Galena, but are obstacles separating one part of the community from another and reminders of an urban life style to which Galena does not aspire. Working with the State to eliminate undesirable traffic impacts is a top priority.

## **Community Appearance**

There is a strong desire to maintain the flavor of the community in the face of future change, however rapidly or slowly it appears. Residential growth, although not desired, in actuality, is expected. The character of new growth is critical to the outward face of the community. Any new growth should blend with and not overwhelm the current visual quality of the Town. The zoning regulations must have the ability to produce the type and quality of development desired by the community. All new development should reflect the scale, pedestrian quality, and pattern of the town's existing residential scheme.

## **Community Facilities**

Current sewage treatment capacity is 60,000 gallons per day (gpd). This capacity is determined not only by the physical capability of the treatment plant but also by the operating permit issued by the Maryland Department of the Environment. There are now 300 sewage hookups with a usage rate calculated for operating purposes at 250 gpd per hookup. This yields a theoretical 75,000 gpd flowing through the treatment plant or 125% of capacity. In theory, the Town would be 15,000 gpd over the allowed flow rate and there would be no room for additional connections to the Town System.

However, the actual sewage flow through the plant is 48,000 gpd producing a usage rate per hookup of only 160 gpd leaving a capacity of 12,000 gpd at the plant. This will be consumed by the currently existing committed allocations in Dogwood Village, Church Meadows Subdivision, and scattered vacant lots throughout town.

The sewage discharge permit is defined in Tables of Special Conditions A.1 (Effluent Limitations) and determines the amount of flow that will be allowed daily from the treatment facility. Currently, this is 60,000 gpd. If all nitrogen was removed from the effluent, the Tables of Special Conditions A.2 would apply and allow a discharge rate of 80,000 gpd. This includes removal of all nitrogen from the effluent being discharged. This is currently being studied by the Town Engineer. It is his estimate that to meet these requirements will take an extensive rework of our system and may take up to two years to complete.

The town is permitted to withdraw 90,000 to 120,000 gallons of water per day from its two wells. The build-out capacity of approximately 188 additional households could probably be safely accommodated within the current water withdrawal permit but additional study would be required for an accurate determination.

Another community facility concern is the Town's ability to provide community services beyond water and sewer. New recreation facilities and the maintenance of current infrastructure are quite important to the community but, equally important, is the need for frugality in Town finances. The town's current infrastructure can be preserved with careful planning for maintenance and financing. The community's appearance will continue to be one of its greatest assets if properly cared for and enhanced.

## Municipal Growth Element

This is the municipal growth element for the Galena Comprehensive Plan. It presents analyses of land consumption and facilities impacts that can be expected as a result of the town's growth trends from a population of 560 in 2008 to 662 in 2025 and a projection of the town's build-out capacity of 998 persons and 409 dwelling units.

The 2025 growth can be easily accommodated with the town's current boundaries and will have very little impact on the local environment and infrastructure. Pressure will be placed on the wastewater treatment plant but the growth is within the capacity of the plant. At build-out capacity, the town's water and wastewater facilities will require expansion but impacts on the environment, other infrastructure, and services will be minimal.

### Historic Population Growth

According to the 2000 Census, Galena had 428 residents, 202 households, 190 occupied housing units and 12 vacant units. The 2008 estimate is 560 residents and 222 dwelling units. The increase from 2000 is attributable to new construction in Dogwood Village (96 units), Briscoe Manor (31 apartments for the elderly) and (8 units) in Church Meadows. Galena has increased its population by 116% since 1950. The absolute numbers are small but the relative impact is significant.

	1950	1960	1970	1980	1990	2000	2008	% Change
Galena	259	299	361	374	324	428	560	116%
1st District	2,242	2,576	2,707	2,889	3,033	3,173	NA	42%
Kent Co.	13,677	15,481	16,146	16,695	17,842	19,107	19,983	46%

### Population Trends

Since 1950, Galena has added approximately two households per year (5.4 persons). The addition of Briscoe Manor and Dogwood Village in the 1990's prompted the largest population surge in Galena's history -- 236 persons. Growth in Kent County is accelerating and the County's Comprehensive Plan calls for focusing growth in and around towns with water and sewer service. Galena is in the path of some of that growth. The Town's fundamental attractiveness and proximity to the recreational boating center of Georgetown, an available residential subdivision, and continued in-migration to Maryland from Delaware along the Route 301 corridor all make increasing population growth appear likely.



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#### Growth Trends to 2025

Historic Share of County	+81 persons	35 households @ 2.33/household
Historic Growth Rate	+102 persons	44 households @ 2.33/household

YR 2025 Projection	
Population	662
Dwelling Units	265

#### **Development Capacity**

Land use in Galena is currently distributed as follows:

##### Residential

Total	168 acres	
Developed multi-family		6.3 acres
Developed small lot single-family residential		62.2 acres
Dogwood Village		28.1 acres
Developed but dividable large lots		27.2 acres
Vacant land now used for agriculture		44 acres

##### Commercial

Total	29.7 acres	
Developed		21.7 acres
Vacant		8 acres

##### Institutional

Total	37.5 acres	
State Highway ROW		10.1 acres
Nonprofit & Government		27.4 acres

Residential Development Capacity within Galena			
		Maximum Density	Actual Yield
Infill		28 du	28 du
	Vacant lots	10 du	10 du
	Dogwood Village	10 du	10 du
	Church Meadows	8 du	8 du
New Development (R-1)		201 du	160 du
	Davis Property	81 du	64 du
	Briscoe Property	100 du	80 du
	Catholic Diocese	20 du	16 du

Future population capacity based on the number of building lots available within current Town limits is 438 additional persons or 188 additional households. The amount of land available within Town limits will accommodate the highest growth trend of an additional 102 persons and 44 households by 2025. In other words, no land is needed beyond Town limits to accommodate projected growth.

#### Development Beyond Present Town Limits

The land surrounding Galena is dominated by agricultural uses and this is reflected in the zoning categories assigned by Kent County (see attached maps). The bulk of the land immediately north of town is contained in the Resource Conservation District (1 du/20 acres) along Mill Creek and the 342+ acre Staelin Farm which is protected by an agricultural easement. The parcels of developable land remaining to the north are in Community Residential (1 du/acre) and Rural Residential (1 du/acre). Land to the west of Town abutting Dogwood Village is in single ownership and zoned either Resource Conservation District or Community Residential. Land immediately south of town is zoned Rural Character ((1 du/20 acres). East of town, land is found in the Village District (the Volunteer Fire Company property at 4 du/acre), the Rural Residential District, the Rural Residential protected by an agricultural easement, and both the Rural Character and Community Residential Districts.

The Critical Area lands along Dyer Creek, Mill Creek, and Mill Pond and the agricultural easements on the Staelin Farm and the property around Mill Pond limit Galena's growth to the north, east, and west and provide a natural buffer well within ½ mile in all three directions. There is no natural buffer to the south but the vast majority of the land extending south and east to Rt. 301 is zoned very low density agriculture and Rural Character.

Any future of expansion of the Town's boundaries through annexation should occur in the very limited areas to the north, east, and west between the current Town limits and the natural buffers. Given the slow pace of population growth and the amount of land within the Town available for development, no annexation will be considered at this time in this Plan. This is consistent with the Town's planning policy of "preserving the capacity of the water and sewer system or use by property owners."

### **Growth's Impact on Public Services and Facilities**

Impacts are based on 1) the highest trend line showing the addition of 44 single-family detached dwelling units housing 102 residents and 2) the "build-out capacity" within Town limits of 433 additional persons or 188 additional households.

	YR 2025	Build-out
Population	662	998
Dwelling Units	265	409

#### Water/Sewer:

- MDE standards are 250 gallons per day per household

Sewer: Adding 44 dwelling units would produce demand for an additional 11,000 gpd. The current permitted flow at the treatment plant is 60,000 gpd and the actual flow is 48,000 gpd. The additional units would bring the flow to within 1,000 gpd of the permitted flow and would trigger a requirement for improved treatment parameters so that the plant could achieve its design capacity of 80,000 gpd. No additional commercial development is included in this calculation.

To reach the Town build-out capacity of 438 additional persons or 188 additional households, treatment capacity would have to reach approximately 95,000 gpd. This would require a lengthy permitting process through MDE and a significant treatment plant expansion.

Water: The Town is permitted to withdraw 120,000 gpd to serve 300 water system hookups. Average usage is 60,000 gpd. Adding 44 dwelling units would produce demand for an additional 11,000 gpd, well under the permitted withdrawal. Adding 188 units would add demand for an additional 47,000 gpd which would be approaching the withdrawal limit. This condition would

probably require a thorough analysis of the water withdrawal, storage, and distribution system to assure its adequacy for consumption and fire safety.

Recreation:

- Maryland uses a ratio of 30 acres of parkland per 1,000 persons; 15 of these acres must be locally-owned

A 2025 population of 662 would require approximately 20 acres of parkland, build-out would require 30 acres. The land and facilities currently available in the Galena Community Park, Toal Field, and the Middle School are sufficient for the build-out population.

Police:

- 1.6 officers/1,000 people is the standard recommended by MDP

A 2025 population of 662 would require approximately one officer and build-out would require another. The State Police currently have ten troopers assigned to Kent County and the County maintains a force of 19 deputies and the Sheriff. Galena is not a high activity area based on the number of calls received but at build-out another officer may have to be assigned to the northern part of the County.

Fire Engines:

- Number of engines =  $0.85 + [0.12 \times (\text{population in 1,000s})]$  is the formula used by the Insurance Services Office (ISO)

A 2025 population of 662 and the build-out population of 998 would require one engine. The equipment inventory and personnel now provided by the volunteer fire company are adequate for a build-out population.

Libraries:

- American Library Association standard is 1,000 square feet of library space needed per 10,000 population
- Baltimore County standard is that one additional library employee is needed per 2,014 persons

No additional library facilities would be needed in 2025 or at build-out.

Schools:

- Caroline County student generation rates (2005)

	Elementary	Middle	High	Total
All Homes	0.24	0.10	0.18	0.52

The 2025 trend would add 23 students and build-out would add 98. These long-term additions from Galena would not require any additional facilities but the County Board of Education has indicated that, from a Countywide perspective, Galena Middle School may have to add a fourth grade in the next few years.

Traffic:

- According to Trip Generation by the Institute of Transportation Engineers (7<sup>th</sup> Ed), a single-family detached home generates an average daily volume of 9.57 “in and out” trips per unit on a weekday. Townhouse-type or attached units generate 5.86 trips.

Adding 44 units would generate an additional 421 trips each weekday or 210 trips out and 210 trips in. build-out would add 1,780 trips or 890 trips out and 890 trips in. These flows can be accommodated by the existing road network.

### **Financing of Infrastructure Expansion**

The only growth scenario that will require substantial outlays for infrastructure is the Town growing to its build out capacity of 438 additional persons or 188 additional households. In this case, wastewater treatment capacity would have to expand to 95,000 gpd requiring a significant treatment plant expansion. Other outlays may be required for water and other infrastructure and services as identified above.

Financing such infrastructure and service expansions will be governed by the following policies:

- New development will pay its fair-share of the costs associated with community facilities, infrastructure, and transportation needs whose demand is generated by the new development.
- Current residents, businesses, and property owners will not be required to fund capital improvement costs for community facilities, infrastructure, and transportation improvements necessitated by demands solely generated by new development.
- No new development will be approved within the town unless it can be determined that adequate public facilities and infrastructure either already exists or has been planned and funded for construction within a reasonable time period in conjunction with the proposed development.
- The timing and phasing of community facilities, infrastructure, and transportation improvements requiring public investment will occur over time in conjunction with coordinated Town and County Capital Improvement Programs. Improvements recommended for areas within the Town should receive highest public-sector funding priority.

## **Galena's Rural Buffer and Protection of Sensitive Areas Near the Town**

Several farms and lands in the Critical Area form a rural greenbelt around Galena and function as a growth boundary. The Town's willingness to accept regional growth within its boundaries is meant to suggest that these conservation areas constitute permanent buffers in the landscape and be off limits to intensive development for the future. Private lands under conservation easement or proposed to be placed under conservation easements and known sensitive areas such as stream buffers, shoreline buffers, wetland areas, or important forested areas are areas around Galena where future development should be significantly limited or prohibited.

Owners in land conservation areas will also be urged to participate in any of the various land conservation programs available such as the Maryland Agricultural Land Preservation Foundation (MALPF) farm easement purchase program and the conservation easement programs offered by the Eastern Shore Land Conservancy (ESLC), the Maryland Environmental Trust (MET) and the Maryland Historic Trust (MHT). The MALPF allows rural property owners to derive equity from their lands without actually developing them in return for placing easements on the property which prohibits or limits its future development. The ESLC, MET and MHT conservation easement programs provide tax credits and estate planning benefits to property owners who voluntarily place their lands under easements prohibiting or limiting future development.

## **Galena's Long-Term Development Policies**

Annexation of additional land into the Town is not currently considered a desirable option. First, the current compact pattern contains land for future development that can accommodate expected population trends and can be efficiently served by existing infrastructure. Second, the County has committed itself to a strategy of planning growth "in and around existing communities in a way that complements and enhances their character" so that the question of protecting the town from unwise or incompatible development should not be an issue. Consequently, Galena will maintain the current town boundary as a growth limit for future development.

Galena will, however, reserve its right to consider the annexation of land outside the town boundary as a possible future option for managing growth now overseen by Kent County. Future attention will likely focus on areas to the south and east of town because they are not protected by special natural resource regulations or agricultural and conservation easements.

## **STRATEGIES FOR THE FUTURE**

**THE VISION:** Galena's careful use and preservation of its small town character is at the heart of its social and economic vitality.

*The highest priority in Galena is the care and protection of its great resource - the small town character of the town itself. Galena is a community of diversity; the town is a vital, year-round*

*working community with a mixture of ages, income levels, architectural styles, commercial activities, and physical environments. Galena values its humane town scale and sense of face-to-face intimacy that is characteristic of its quality of life. This intangible quality is enhanced by certain tangible aspects of town layout such as easy walking distances, porches, sidewalks, safe streets, key local points of activity, an identifiable town center, and community activities.*

### **Strategies For The Preservation Of Galena's Small Town Character**

#### ***POLICY: Minimize the impact of destination and through traffic on the community***

Although no new road construction in Galena or its vicinity is planned by the State in the next 10 years, the Maryland Highway Needs Inventory (a listing of future projects of the Maryland Department of Transportation) calls for the dualization of Route 213 to Chestertown with a bypass to the northwest of Galena.

A bypass around Galena would effectively screen the town from both vacation traffic and the large amount of truck traffic bound for Route 301 and central Kent County. This solution would clearly solve the traffic difficulties within the town but may also isolate it in a commercial sense. Seeking load limits for truck traffic, slowing traffic through enforcement and physical design, and orienting the town away from highways with a network of internal walkways will reduce dependency upon the State for a bypass solution to the traffic problem. If, in the far future a bypass is built, its disadvantage of rerouting potential visitors should be offset by the attraction to travelers of the town's beauty and uniqueness.

Speeding is also a current problem. The speeding situation must continue to be monitored. The dimensions of the speeding problem can be established through normal traffic engineering techniques and traffic slowed through appropriate enforcement.

The parking problem is more complex. On-street parking along a State primary highway is undesirable from a traffic flow and safety point-of-view. On the other hand, parked cars tend to slow through traffic. For purposes of this Plan, parking must be viewed over the long-term and in the context of the basic desire for slow and steady growth in residences and businesses. The Zoning Ordinance must ensure that adequate off-street parking is provided by homes and businesses. New traffic generating uses should limit impact on residential areas and overall circulation. The Subdivision Regulations must ensure that future street patterns and widths are well integrated into the existing community. Attention should be given to creation of an off-street parking facility that would connect to a pedestrian system. Any new commercial and office development contemplated in the Land Use Plan should be required to connect with the walk way system and construct its own internal system.

**ACTION:** Ensure that any new streets or modifications to existing streets are carried out in a

grid or network that produces alternate routes to every destination.

**ACTION:** Ensure that there is a full hierarchy of streets with most being relatively narrow and well-defined by the buildings along them. One method is to establish a functional street classification system with street design standards, and streetscaping elements. This would help assure that the streets of the town accommodate traffic, parking, trees, sidewalks and buildings so that both vehicles and pedestrians feel equally comfortable in them.

**ACTION:** Provide off street parking at all residences and allow on-street parking on all town roads.

**ACTION:** Establish load limits for roadway use by trucks.

***POLICY:*** *New and renovated structures in Galena should extend the characteristics of unity, variety, order, and balance that typify the community.*

The housing styles, vegetation, walking scale, and overall visual quality of Galena are among its greatest assets. These assets should be protected and enhanced for future generations. Town Ordinances should not be intrusive but rather should seek to provide guidance for individual owners on how to blend with or extend the visual qualities of Galena. The phrase “balance”, is not only a design term, it also is meant to capture the notion of maintaining a variety of income levels in Galena. To accomplish this aim, workforce housing – housing affordable to our police, fire, emergency, and education workers among others – must be available in our community. If housing suitable to “workforce” income levels are not provided by the marketplace, the Town will take measures to assure its availability to current and new residents.

**ACTION:** Limit the size of buildings and intersperse uses so that small houses, large houses, accessory structures, corner stores, restaurants, and offices are compatible in size and placement.

**ACTION:** Devise legislation that requires a certain percentage of new housing in developments over a threshold size be affordable to the “workforce” income levels. The work and data compiled by the State of Maryland to define and address workforce housing needs shall be used as a guide to prepare the regulations.

***POLICY:*** *Maintain and establish the physical connections needed to enhance the walkable scale of the town.*

A crucial aspect of Galena’s physical design is its possible orientation away from its biggest nuisance, the highways. This can be accomplished by providing an alternative organizing mechanism for future growth. Currently, the Town organizes itself along the three highways. Houses and businesses face them, roads radiate from them, and circulation occurs along them. An alternative mechanism, one that would allow the community to organize itself away from the



highways is a system of internal walkways or bikeways tying each part of Town with another and offering a different level of circulation and communication within the Town. As an element of physical design, the walkways could take advantage of some of Galena's finest features - its small scale, its neighborliness, its cleanliness, and its beauty. The walks would allow Galena to partially turn its back on the concrete ribbons and focus on the detail and comprehension offered by a small town.

Future consideration should always address walkways and the financing and construction of those already available but not usable. This is no small task, but a very worthwhile one. The possibility of State assistance to alleviate current traffic/pedestrian conflicts and provision of sidewalks and bike-paths should be investigated. This could include the donation of reserved right-of-way along highways for public use as buffer area and assistance in financing the walkway system.

**ACTION:** Identify the opportunities to expand and extend the internal system of walkways and bikeways throughout the town and design a program to reserve land for future walkways and bikeways in new developments and ensure their connection with planned overall circulation system.

**ACTION:** Identify and establish resting areas for pedestrians, e.g. benches, flower gardens, or fountains, in important activity areas.

**THE VISION:** Galena's residential areas are reminiscent of a "slower" era and reflect a small town neighborliness.

*Galena is a retreat of green places and pleasant memories. It is a community that takes special pride in the appearance of its streets and buildings, in the quality and the preservation of its natural environment, its history, and in the retention of its places of special beauty and interest. It gives continuous attention to the physical connections between past and present, between home and work, and between resident and visitor. Its neighborhoods are orderly, and diverse in architecture, dwelling type, spacing and size.*

### **Strategies For Maintaining The Quality of Galena's Residential Areas**

***POLICY:*** Maintain and improve the quality of the built environment throughout the town.

The dominant land use in Galena will remain single-family detached residential housing. The existing pattern of lot sizes, setbacks, lot shape, lot coverage, and housing styles should be respected in any new development and reflected in the zoning and subdivision ordinances. The boundary between single-family uses and non-residential uses will be carefully considered in terms of distances, buffering, and screening so that the pedestrian appeal of the town is maintained and the shelter of private homes preserved.

To protect the single-family character of Galena the amount of land permitting multi-family uses will be limited. This is not to say that higher density uses are undesirable. A range of housing types is necessary for a variety of social and economic reasons. The elderly and the young, in particular, have special needs that often can only be met through higher density, multi-family housing. The problem is that multi-family uses have striking visual parking and circulation impacts and the town's dominant single-family character could easily be submerged by additional multi-family development. The existing allowed multi-family uses, i.e. elderly housing and "granny flats" for family members, have far less impact on the community and fill a vital housing role. These types of uses will be continued.

- ACTION: Develop site plan review procedures that ensure that the essential residential character and development pattern of Galena is acknowledged and extended in new development activities.
- ACTION: Investigate the need for an effort to identify or preserve historic or characteristic structures and landmarks.
- ACTION: Examine the Zoning and Subdivision Ordinance to ensure that the height, area, and bulk regulations reflect the existing pattern of development in Galena.
- ACTION: Monitor the activities in non-residential uses such as businesses and churches to ensure that their use is not disruptive in surrounding residential development.

***POLICY: Keep most of the activities of daily living, including dwelling, shopping, and recreation, within walking distance so that residents, particularly the elderly and the young, retain independence of movement.***

Currently, Galena is accessible from one end of the community to the other in a 30-minute walk. Because the businesses area is centrally located, it is within a 15 to 20 minute walk from any part of town. This is a very successful pattern and should be maintained for the convenience of residents and visitors.

Annexation of additional land into the Town is not currently considered a desirable option. First, the town's current pattern contains land for future development that can be efficiently served by existing infrastructure. Second, the County has committed itself to a strategy of planning growth "in and around existing communities in a way that complements and enhances their character. It has also committed itself to work with each of its incorporated towns to assure master plan consistency and integration and to coordinate growth so it is consistent in character and scale and in the provision of utilities and roads.

Galena, will however; maintain consideration of the annexation of land outside the town boundary as a possible future option for managing growth now overseen by Kent County. Initial attention

will likely focus on areas to the south and east of the town because they are not encumbered by special resource regulations or agricultural and conservation easements.

ACTION: Maintain the current town boundary as a growth limit for future development.

ACTION: Continue to encourage the providing of restrooms facilities in the downtown area through private initiatives.

ACTION: Continue to allow home-based occupation and businesses as a means of supporting the town's small, walkable scale.

ACTION: Provide pedestrian-scaled public places such as walkways and parks so that citizens continue to know each other and to watch over their collective security.

**POLICY:** *Maintain and improve the quality of natural environment throughout the town.*

Although there are no significant natural areas nor any environmentally sensitive areas within Galena, the town is filled with large trees and linear borders of dogwoods. This vegetation is a source of beauty and pride for residents. Its care and maintenance is an important part of the town's identity. The town uses the Maryland Forest Conservation Act to regulate the cutting and planting of trees in new development

Should any undiscovered sensitive areas in the form of streams and their buffers, 100-year flood plains, wetlands, steep slopes, or threatened and endangered species wildlife habitat be identified or annexed into the town in the future, specific measures will be developed for their protection. although Kent County supplies and administers Galena's stormwater management program, the town wishes to maintain the highest and most up-to-date standards. The goal of the Galena stormwater management program should be to maintain during and after development, as nearly as possible, the predevelopment runoff characteristics, and to prevent or reduce stream channel erosion, pollution, siltation and sedimentation, and flooding.

Galena also encourages the use of "green" building and site planning techniques that promote energy efficiency and environmental sustainability. Architectural and land planning solutions that place less strain on our infrastructure, create a healthier working and living environment, lower operating costs, and enhance the reliability of structures will be welcome in Galena.

ACTION: Establish a program of continuous tree planting and maintenance as a way of preserving Galena's physical beauty and community identity.

**THE VISION:** *Galena is a year-round, full-service community with residences and local businesses forming its economic base.*

*Galena is a single locality that fully encompasses and serves its residents and their changing needs with the facilities that enhance and support community life. It has identified the community-*

*serving elements that are critical to maintain living quality such as open spaces, libraries, and places of worship and strives to provide them. It is not only the key supplier of essential needs and services to its own residents and visitors but also to the residents of surrounding areas. This regional function helps maintain services that the community cannot supply on its own.*

### **Strategies For Managing Galena's Infrastructure**

***POLICY: Protect and enhance the community's investments in facility infrastructure by thorough advance planning and continuous maintenance.***

A very large portion of Galena's limited revenue base is devoted to the delivery of basic community services i.e. water, sewer, and infrastructure maintenance (streets, sidewalks, etc.) This situation is not uncommon in small communities and requires a good deal of advance planning to effectively manage the scarce resources.

It is very important to maintain the Town's strong financial status and good working relationship between elected officials and citizens. One very effective means of accomplishing this is to place all potential projects such as water and sewer expansion, park facilities, fire and police protection, walkways, community centers, and maintenance in the context of a Capital Improvement Program. A CIP is nothing more than a summary of needs of the community in terms of public improvements, the estimated cost of these improvements, and the development of logical priorities for their provision. The needs are determined by the Comprehensive Plan and the financial capacity of the government to provide the services. The program should cover a period of five years. A CIP does not commit a government to a particular expenditure in a particular year. It does, however, communicate to citizens and officials the direction in which the community seeks to move.

ACTION: Prepare a five-year Capital Improvement Program.

ACTION: Preserve the capacity of the water and sewer system for use by property owners within the town limits.

ACTION: Investigate ways to improve the funding and operation of maintenance programs for public landscaping, sidewalks, and streets.

***POLICY: Maintain the quality of community services in the areas of recreation and education at the high level desired by town residents.***

New developments should be required to set aside land for both active and passive recreation either within their boundaries or at an appropriate location elsewhere in the town. All recreation facilities should be connected with a system of pedestrian walkways

Indoor recreational activities are currently provided at school and church facilities. These facilities and the activities they offer are well integrated into the community and responsive to local needs.

**ACTION:** Ensure that the subdivision regulations require the provision of adequate passive and active recreation in new residential developments.

**THE VISION: Galena's downtown is a balanced mix of local-serving and regional business with a distinctive, pedestrian character.**

*The downtown of Galena is readily identifiable in extent, non-uniform in its mix of businesses, and controlled in architecture and signage. The scale of its buildings is linked to its surroundings and the pedestrian. It is oriented to walkers rather than automobiles and contains a mix of private and public uses, local and regional operations, and is dominated by locally-owned small businesses. All of the business operators share a responsibility for the year-round care and appearance of their establishments as a way of maintaining the overall viability of the downtown area.*

### **Strategies For Maintaining A Downtown Business Community**

***POLICY: Focus all business development in the centralized downtown area.***

Approximately 30 acres of land are currently zoned for commercial use, and nearly 22 acres are developed. Determining the proper amount of land to be made available for commercial purposes is a difficult proposition. The variables are many and, in most cases, unpredictable. Although Galena is small in both area and population, it is strategically located to serve the surrounding farm community, other areas, smaller towns, and the traveling public. Existing businesses now draw customers from a wide attraction. This is not to say that Galena should aspire to the role of a regional commercial center. It does not want that role and should avoid it, but local commercial pressures must be accommodated. Historically, Galena has no rental commercial space, and enjoys nearly a 100% occupancy rate for commercial structures, and has a positive attitude toward future potential commercial opportunity.

Any commercial area expansion should occur in or near the downtown core of Galena and should provide strong pedestrian connections to the rest of the community. A mix of commercial and community service uses (e.g. the Library and the Town Office) should be maintained in the downtown area. This allows multi-purpose trips that benefit both residents and businesses. These policies are meant to prevent the creep of strip commercial development from the center of town all the way to its very outskirts.

Under no circumstance will the town allow large-scale commercial development (including single "big box" retailers or discounters) within the town limits or support large-scale commercial development outside its town boundaries. Such development would threaten the very existence of

Galena's commercial core and promote the type of commercial sprawl to which Maryland is strongly opposed. Galena will offer sufficient commercially zoned land within its boundaries to meet the needs of its residents and visitors.

- ACTION: Commercial zoning limits should be established that maintain the concentration of business and community service uses in a well-defined area.
- ACTION: Monitor the activities of business uses and establish hours of operation that ensure that their use is not disruptive to surrounding residential development.
- ACTION: Work with local businesses to establish an association that promotes Galena as a place to live and work and offers a point of contact between government and the private sector on development issues.

***POLICY: The scale and appearance of businesses must strongly reflect the small town, rural atmosphere of Galena.***

The appearance of new commercial structures is as important as their location. They must blend architecturally with the rest of the community. Their style should announce that they are a part of Galena rather than an outsider demanding attention. Suburban-style, strip shopping centers with their total emphasis upon serving the needs of the automobile (i.e. massive parking lots) to the exclusion of the pedestrian have no place in a small town striving to preserve its atmosphere and charm. Commercial development building formulas that have produced strip commercial along our highways and scattered and unconnected small shopping centers floating in a sea of parking must be recast in Galena to produce a development pattern that mirrors and physically connects with the existing compact and pedestrian-friendly shopping areas of the town.

Access to any new commercial areas should be gained from a single point along one of the highways and not a series of individual drives. New commercial and community use structures should be oriented toward a street or pedestrian way, instead of a parking lot. The edges of any new commercial areas should be provided with carefully designed buffers to prevent adverse impact on adjacent residential areas.

A continuing concern in commercial appearance in Galena is signage. Signage must be scaled to the needs of the pedestrian, the slowly passing motorist, and nearby residences.

Existing firms should be allowed planned expansion, if necessary, to maintain their presence in the downtown. The same rules of location, orientation, and appearance should apply. If any buildings in the downtown could benefit from facade improvements then the revitalization programs offered by the State of Maryland should be investigated as a means of accomplishing these improvements.

- ACTION:** Require that every business face a street or pedestrian way and provide parking at the side or rear of the structure, not in the front of the structure between it and the street.
- ACTION:** Assure that any new commercial development architecturally reflects and physically connects with the existing compact and pedestrian-friendly shopping and service areas of the town.
- ACTION:** Maintain the current signage controls to reflect the size, location, and illumination concerns of the business and residential community.

## **LAND USE AND FACILITIES PLAN**

### **Current Land Use**

Land use in Galena is currently distributed as follows:

#### **Residential**

Total	168 acres	
Developed multi-family		6.3 acres
Developed small lot single-family residential		62.2 acres
Dogwood Village		28.1 acres
Developed but dividable large lots		27.2 acres
Vacant land now used for agriculture		44.0 acres

#### **Commercial**

Total	29.7 acres	
Developed		21.7 acres
Vacant		8.0 acres

#### **Institutional 37.5 acres**

State highway ROW		10.1 acres
Nonprofit & Government		27.4 acres

### **Proposed Land Use**

A Land Use Map is attached to this Plan. The map shows proposed residential, commercial, and institutional uses. The sidewalk extension and walkways, connecting from MD 213 at Virginia Avenue to the commercial area adjacent to Dogwood Village proposed in the 1996 Plan have been completed.

## REGULATORY STREAMLINING

The Planning Act directs local governments to streamline regulations to assure achievement of growth management, and resource protective goals. Streamlining within the context of growth management has substantive focus. Article 66b of the Annotated Code of Maryland specifically encourages streamlining within areas designated for development and growth. This Plan designates all of Galena as a rural growth center and discourages an intensive residential or commercial growth center, outside its boundaries. Therefore, all of the town's development regulations are candidates for streamlining.

The development regulations of the town must be modified to achieve consistency with this Plan and to efficiently carry out its purposes. These modifications shall follow several guidelines:

- Clear areas of responsibility will be assigned within town government to guide development applications through the regulatory process.
- All development standards will be clearly written, current, consistent and widely available.
- Any required interagency reviews, e.g. with Kent County, will be conducted in a coordinated and concurrent manner.
- All review procedures should be examined to promote administrative efficiency.
- All review periods should be time certain.
- Regulatory requirements for establishing or expanding businesses should be examined to remove any unnecessary procedures and improve the time-lines of review.
- All development regulations should be examined so that unnecessary impediments to Plan-designated growth are systematically eliminated and a flexible means of granting relief are introduced.

In keeping with the Kent County Comprehensive Plan, Galena will cooperate with the County to assure that any growth around its limits is carefully coordinated, consistent in both character and scale, governed by compatible land use regulations, and appropriately served by utilities and roads. The Town will also continue to participate in the opportunities offered by the County to engage in land use decision making for the areas outside the Town limits. If these opportunities are expanded into Town Growth Master Planning activities or formal "Council of Governments" forums, the Town will take part.



Regulatory consistency with this Plan is required in all implementing ordinances, capital improvement programs, and functional plans. This Plan is the dominant policy document and guide for all other land use plans, programs, and regulations and is to be directly linked to the drafting, interpretation, application, and amendment of land use laws and programs.

## **APPENDIX A**

### **Adoption of the Stories of the Chesapeake Heritage Area Management Plan**

The "Heritage Area and Tourism" Act of 1996, Chapter 601 of the Laws of 1996 requires that each jurisdiction included in a certified heritage area amend its Comprehensive Plan to include by reference the management plan for the heritage area. The Maryland Heritage Area Authority certified, with conditions, the Stories of the Chesapeake Heritage Area, thereby recognizing heritage areas in Kent, Queen Anne's Talbot, and Caroline Counties and their municipalities and offering a mechanism for coordinated and enhanced heritage tourism in their counties. Therefore, Galena, recognizes and references The Stories of the Chesapeake Heritage Area Management Plan as a means to further opportunities for heritage tourism and economic development.

## **APPENDIX B**

### **PROMOTING THE CHESAPEAKE COUNTRY NATIONAL SCENIC BYWAYS**

The Town of Galena supports the Chesapeake Country National Scenic Byway, which is one of the 70 Scenic Byways in the United States. It celebrates life on the Eastern Shore. Kent County (which includes Galena) is rich in agricultural, natural, cultural, and human resources. Quality soils, topography, climate, woodlands, the Chesapeake Bay with its tidal tributaries, wetlands, and marshes create an environment rivaled by few other areas. These natural features enrich our economy and the lives of our citizens. Kent County is also steeped in historic tradition. Towns and villages have a strong sense of identity, retaining their original design as a framework for their continuous and steady development. From these singular resources and features emerged our local culture, character, and economy. Galena is fortunate enough to be situated on one of these designated routes. The main thoroughfare through the town is a part of the National Scenic Byway.